

OFFERING MEMORANDUM

1709 Newbridge Rd | North Bellmore, New York 11710

FOR SALE OR LEASE



Commercial



PROPERTY DETAILS

1709 Newbridge Rd | North Bellmore, New York 11710

Sale Price **\$1,600,000**

Lease Rate **\$10,000 NNN Per Month**

Location Information

Street Address	1709 Newbridge Rd
City, State, Zip	North Bellmore, NY 11710
County	Nassau
Township	Hempstead

Building Information

Building Size	Approximatley 6,420 SF
Retail	2,530 SF
Warehouse Storage	3,890 SF
Year Built	1963
Power	200 Amps
Ceiling Heights	11' - 13'
Loading	1 Overhead Door & 2 Garage / Shed Doors
Heating	Gas

Property Information

Zoning	Commercial
Lot Size	0.259 Acres
Section, block & lot	56-M-308
Taxes	\$31,474
Sewers	Yes
Traffic Counts	14,000 VPD +
Electric	New Solar Panels



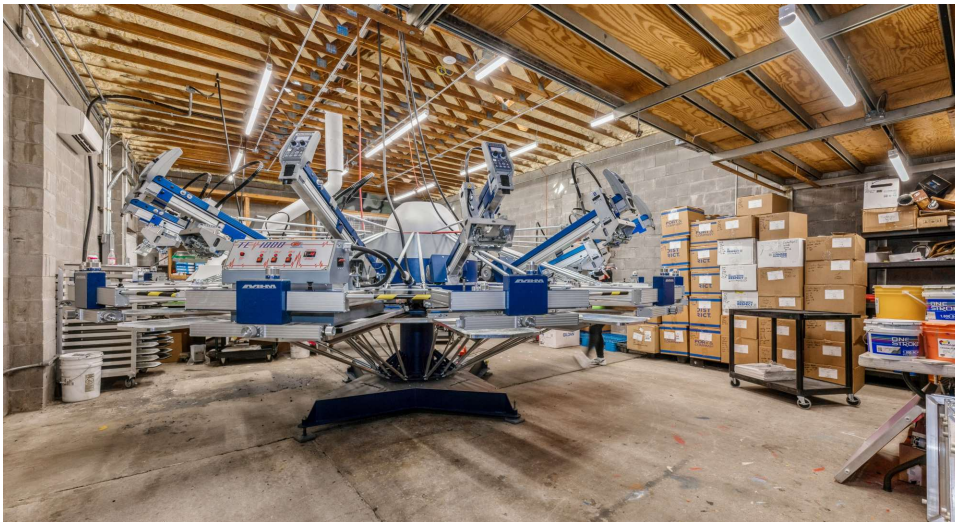
Exclusively represented by:

Michael Gronenthal

Licensed Associate Real Estate Broker
516.439.6789 Email: michael.gronenthal@elliman.com

ADDITIONAL PHOTOS

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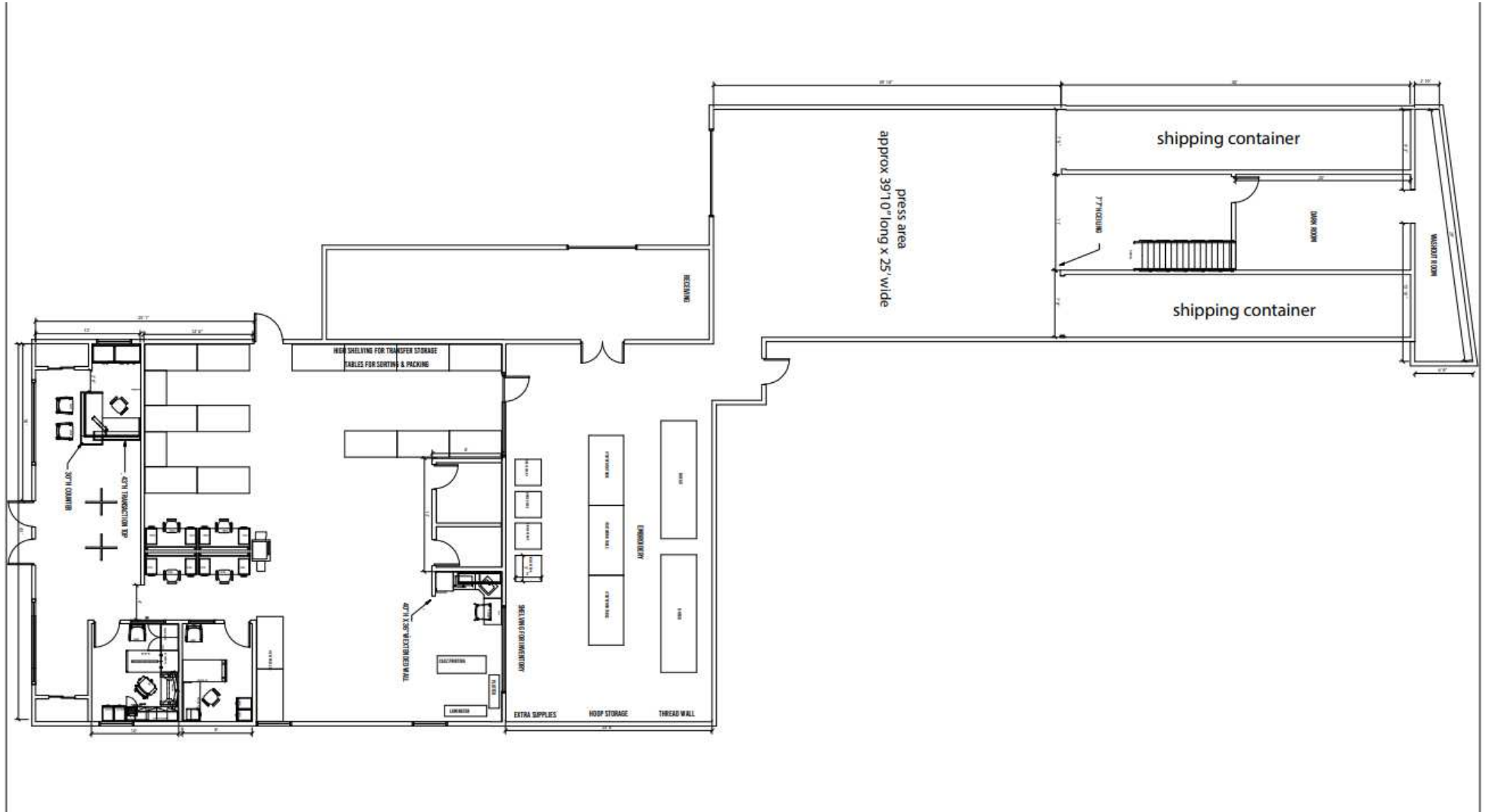
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FLOOR PLAN

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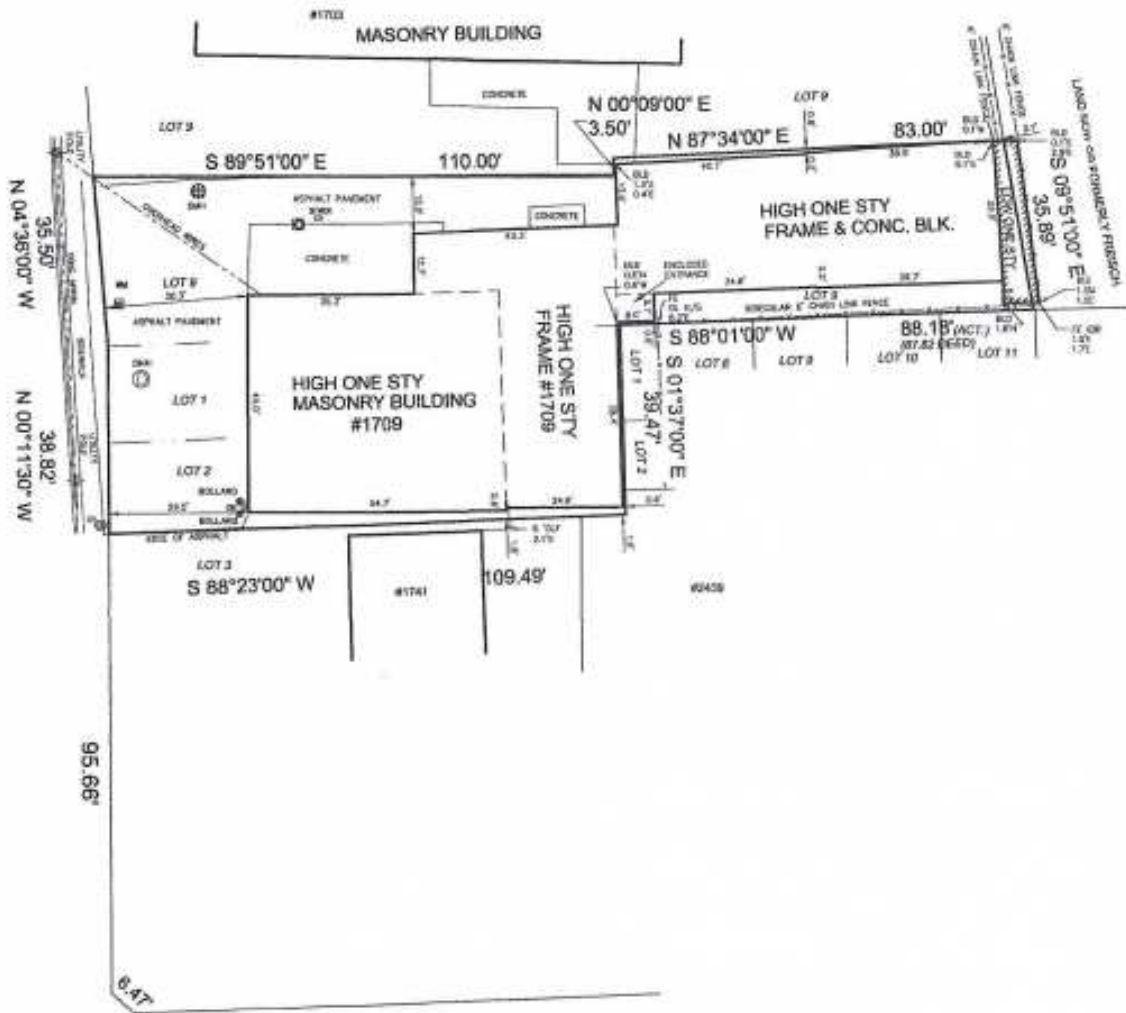
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NEWBRIDGE ROAD



DAVENPORT PLACE



NOTES:
 PROPERTY CORNER MONUMENTS WERE NOT SET AS PART OF THIS SURVEY.
 ENCUMBRANCES, IF ANY, ARE SHOWN AND NOT GUARANTEED.
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SURVEY OF PROPERTY
1709 NEWBRIDGE ROAD
 SITUATED IN
NORTH BELLMORE
 COUNTY OF NASSAU STATE OF NEW YORK

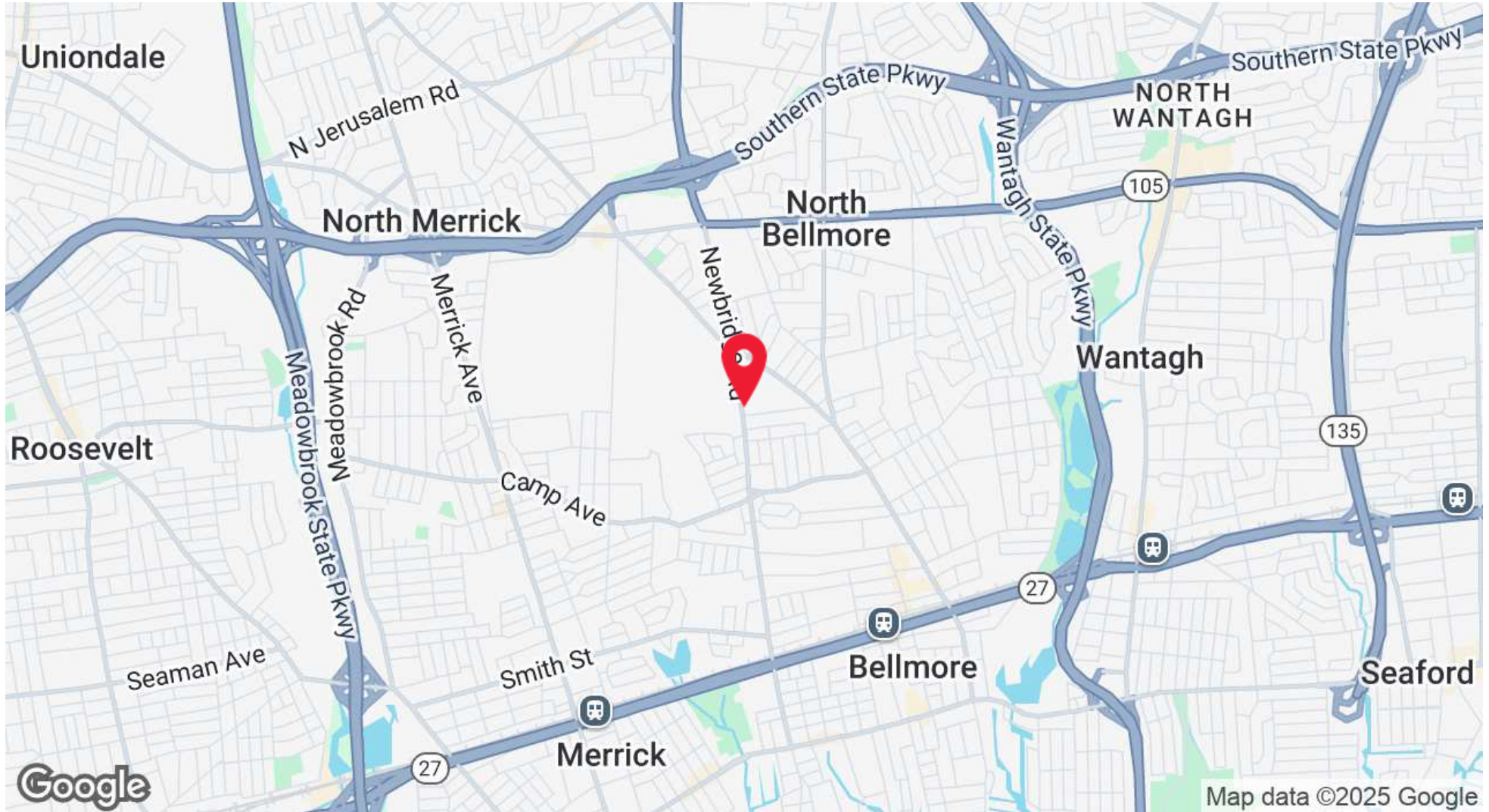
JOSEPH M. PETITO
 Land Surveying & Civil Engineering PC
 27 Forest Avenue Locust Valley, NY 11560 (516) 676-3260
 Website: www.jpedito.com Email: jpetito@pc@gmail.com
 formerly O'Connor - Petito, L.L.C.



DATE: JULY 21, 2024	REVISED:	SCALE: 1"=20'	SHEET: 1 OF 1
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REGIONAL MAP

1709 Newbridge Rd | North Bellmore, New York 11710



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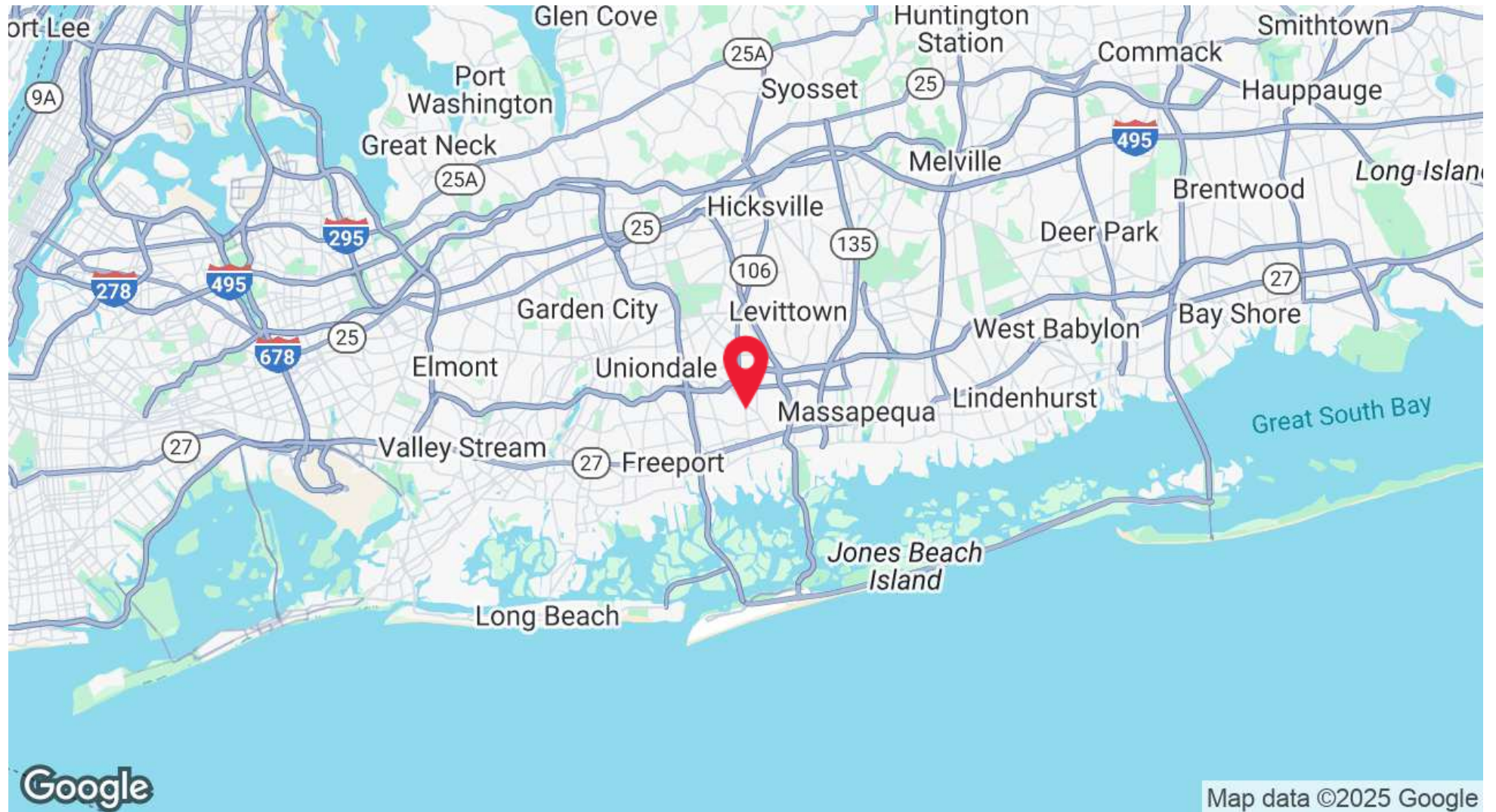
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LOCATION MAP

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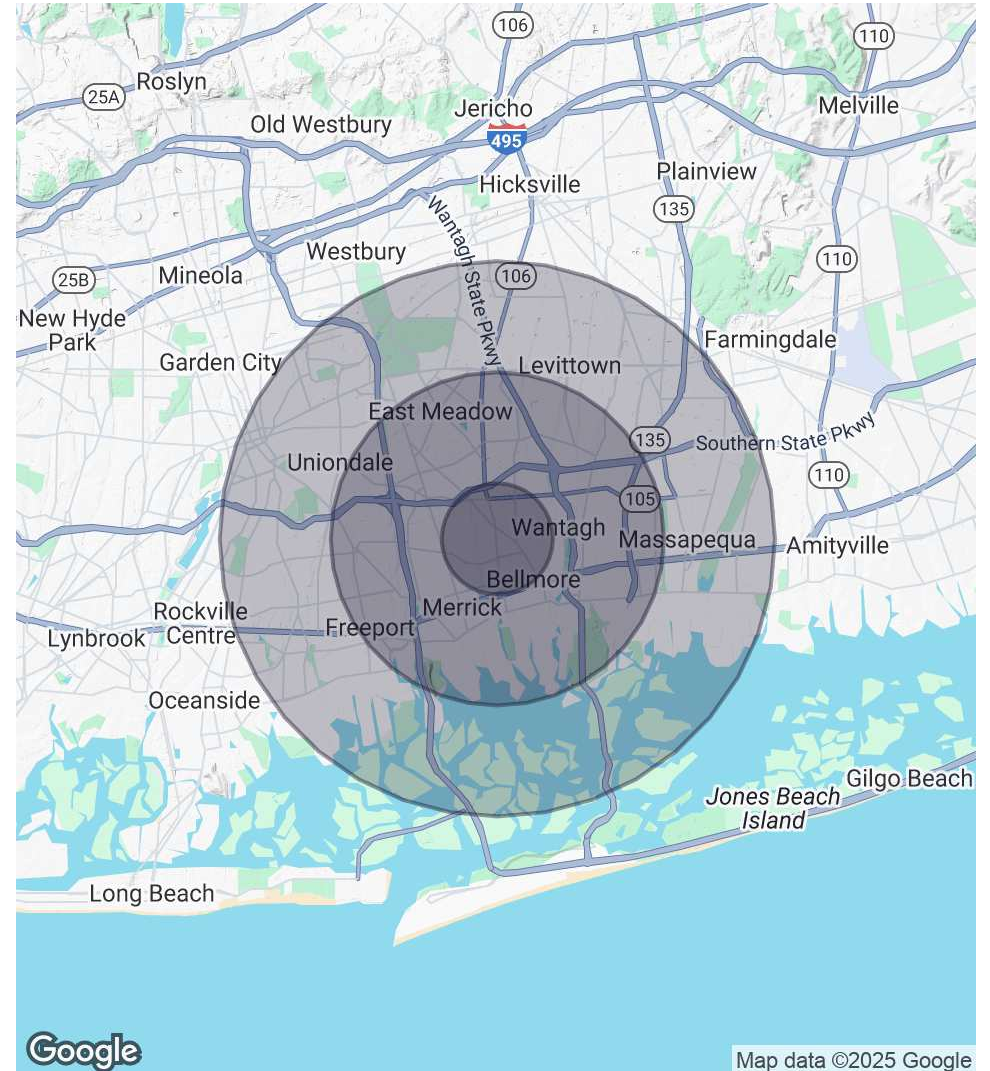
DEMOGRAPHICS MAP & REPORT

1709 Newbridge Rd | North Bellmore, New York 11710

Population	1 Mile	3 Miles	5 Miles
Total Population	24,672	195,713	437,063
Average Age	43	42	42
Average Age (Male)	41	41	40
Average Age (Female)	44	43	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	8,233	61,069	134,465
# of Persons per HH	3	3.2	3.3
Average HH Income	\$211,714	\$186,021	\$176,721
Average House Value	\$748,216	\$673,525	\$639,727

Demographics data derived from AlphaMap



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We Are Commercial Real Estate

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